

Inclusions & Specifications

HAVENWOOD

BRIX
PROPERTY GROUP

VERV®



Turn Key Inclusions

Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

Fencing

Your home is fenced with 1800mm high timber pailing fence to sides and rear of the dwelling including side wing fence and gate. Note: fencing height and material may be subject to developer guidelines and approval.

Driveway & Path

Your home includes exposed aggregate paving to driveway, porch and alfresco (floorplan specific only)

7 Star Rating

Every VERV home achieves a minimum 7-star energy rating, which means reduced utility bills and reduced greenhouse gas emissions.

Window Furnishings & Flyscreens

Modern & stylish block out roller blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condensor.

Alarm System

Alarm system with 3 sensors including panel to walk in robe and key pad to entrance including single power point.

Fibre Optic Ready

Your VERV Home comes complete with Fibre Optic Service Ready for Internet Connection. Note: Service provider specific to developer guidelines.



Specifications

Kitchen Appliances	
Dishwasher	European style freestanding stainless steel dishwasher.
Oven	European style 600mm stainless steel electric built-in oven.
Cook Top	European style 600mm stainless steel gas cook top.
Range Hood	European style 600mm undermount range hood (with cupboard above).
Sink	Double bowl stainless steel sink with drainer.
Tap	Chrome mixer tap.

Cabinetry	
Cupboards	Fully lined melamine modular cabinets.
Doors/Drawers	Laminate flush panel doors, as per selected colour scheme..
Kitchen Bench Top	20mm square edge (zero silica) stone bench top, as per selected scheme.
Bathroom & Ensuite Bench Top	20mm square edge (zero silica) stone bench tops, as per selected scheme.
Handles	Finger pull chrome handles to base cabinets and 25mm overhang cabinets (no handles).

Bathroom & Ensuite	
Basins	Vitreous china vanity basin (white).
Mirrors	Polished edge mirrors full length of vanity.
Bath	Acrylic bath (white) in tiled podium.
Shower Bases	Step-free tiled shower bases.
Shower Screens	Semi framed, powder coated aluminium (polished silver finish) and clear glazed pivot door.
Taps	Chrome in wall mixer tapware.
Shower Outlet	Handheld shower rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite	Vitreous china, close coupled toilet suite in white with soft close seat.
Accessories	600mm double towel rails and toilet roll holders in chrome finish.
Exhaust Fans	Externally ducted exhaust fans including self-sealing air flow draft stoppers to bathroom & ensuite showers.

Tiles & Flooring	
Wall Tiles	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per selected colour scheme.
Floor Tiles	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per selected colour scheme.
Laminate Timber Flooring	8mm laminate timber flooring location as shown on plan. Selection as per selected colour scheme.
Carpet	Carpet location as shown on plan. Colours as per selection colour scheme.

Paint	
Timberwork	Satin finish enamel to internal doors, jambs & mouldings.
Ceilings	Flat acrylic to ceilings.
Internal Walls	Washable low sheen acrylic to internal walls.
Entry Door	Low sheen finish to front entry door.
Colours	Paint colours as per selected scheme.

Staircase	
Stairs	Pine framed with MDF tread/riser and carpet floor covering.
Balustrade/Handrail	Product specific – Dwarf plaster wall to first floor. Painted timber handrail.

External Features	
Brickwork	Clay bricks as per selected exterior colour scheme. First floor cladding as per plan (product specific).
Infill Over Windows	Brick Infill throughout dwelling (product specific).
Mortar Joints	Natural colour rolled joints.
Front Elevations	As per selected façade choice. Acrylic render/feature tile to selected areas as per plan (product specific).
Windows	Feature aluminium windows to front elevation (product specific). Aluminium improved windows throughout to meet 7-Star energy rater's assessment.
Entry Frame	Timber painted frame as per selected exterior colour scheme.
Front Entry Door	Façade specific entry door with translucent glass. Paint colour as per selected colour scheme.
Entry Door Furniture	All-in-one lever entrance lockset with deadbolt to entry, in polished chrome.
Ext. Hinged Door	Entrance lockset in polished stainless steel to external door.
Door Seal	Weather seal to all external hinged doors.

Insulation	
Ceiling	Glasswool batts to ceiling of roof space (excludes garage ceiling).
Ext. Brickwork	Glasswool batts and sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap to be sealed around openings in accordance with energy rating assessor's report.

Garage	
General	Single/double garage with tiled hip roof including Colorbond sectional door to front Plaster ceiling and concrete floor. Remote control internal button with 2 handsets.
External Walls	Brick veneer (on boundary wall or product specific if required).
Pedestrain Door	Door: Weatherproof flush panel, low sheen acrylic paint finish.
Door Frame	Timber painted frame as per selected colour scheme.
Door Furniture	Lever handle lockset in polished chrome.

Specifications

Internal Features	
Doors	Flush panel. 2040mm high. Either hinged or sliding as per plan.
Door Furniture	Lever door furniture in polished chrome finish to all hinged doors.
Mouldings	67 x 18mm bevelled MDF skirting, 67 x18mm MDF bevelled architraves.
Door Stops	Plastic white door stops to hinged doors.
Door Seals	Brushed door seal to internal dwelling / garage door.

Laundry	
Trough	White melamine top and cabinet with 45L stainless steel insert trough and bypass.
Tap	Chrome mixer tap.
Washing Machine	Chrome washing machine stops/grubs.

Plaster	
Plasterwork	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.

Framing	
Framing	Stabilised pine wall frame and roof trusses.

Plumbing	
Taps	2 external taps, 1 to front water meter and 1 to rear of home.

Roofing	
Roof Pitch	Roof pitch to be 22.5 degrees.
Tap	Concrete tiles roofing as per selected colour scheme, installed with sarking and Whirly Bird.
Washing Machine	Colorbond fascia, guttering and downpipes.

Heating	
Heating	Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific. (Panel heating unit installed to living areas and to all bedrooms, excludes wet areas and areas with split system for Medium Density only)

Storage	
Shelving	White melamine top and cabinet with 45L stainless steel insert trough and bypass.
Robes	Chrome mixer tap.
Pantry/Linen	Chrome washing machine stops/grubs.
Doors	Robes – Aluminium polished chrome frame with vinyl insert sliding doors. Linen – 2040mm flush panel hinged door(s).

Ceilings	
Height	2590mm height throughout to ground and first floors.

Electrical	
Internal Light Points	90mm LED downlights throughout as per standard electrical layout.
External Lights	90mm LED downlight to front entry Porch cover. Weatherproof para flood light to rear as per drawings.
Power Points	Double power points throughout (single power points for appliances).
TV Points	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antenna.
Telephone Point / Data Point	Two pre-wired telephone/data points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
Switch Plates	White wall mounted switches (horizontal mounted standard).
Smoke Detector(s)	Hardwired with battery backup.
Safety Switches	RCD safely switch and circuit breakers to meter box.

External Products	
Hot Water System	Instantaneous gas hot water system as standard or solar hot water system if required by land estate.
Solar PV System	Size and number of panels to be determined by Energy Assessor

Land Estate Requirements	
Recycled Water	Provide recycled water connection if required by land estate.
Rain Water Tank	Provide rain water tank (size as per Design Guidelines) if required by land estate.

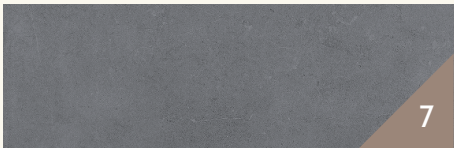
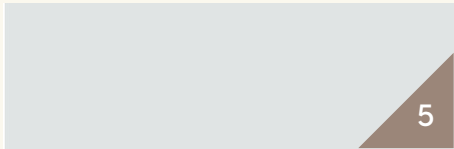
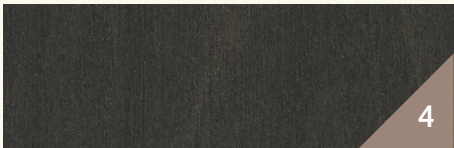
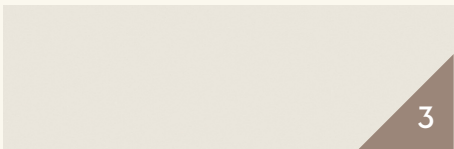
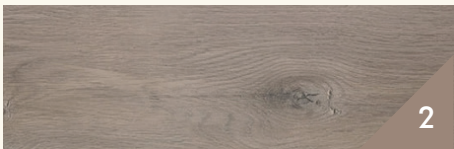
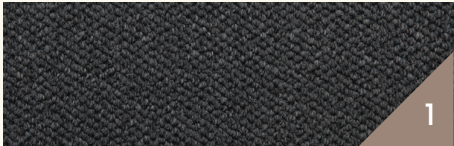
Site Conditions / Foundations	
Foundation Class	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 500m2 with a maximum setback of 5m to the house.
Temporty Fencing	Supply and hire of temporary fencing to site to council requirements.
Site Fence	Supply and hire of environmental silt fence to front of property as required by council.
Rock Allowance	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
Termite Treatment	Termite Control Part A & B provided where required by relevant authority.
Angle of Repose	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

Connection Costs	
Connection of services (water, gas, electricity, sewer, stormwater, and data conduit). Does not include electricity and telephone consumer account opening fees.	

Internal Colour Scheme

Dark Scheme

- 1. Carpet
- 2. Flooring
- 3. Laminate - Cabinets
- 4. Laminate - Feature Cabinets
- 5. Paint
- 6. Kitchen Stone Benchtop
- 7. Floor Tile
- 8. Splashback Wall Tile

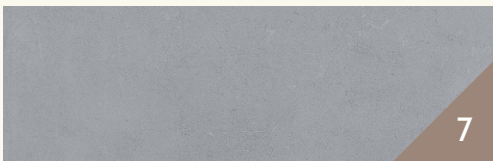
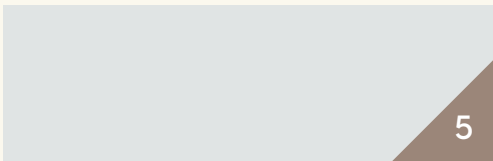
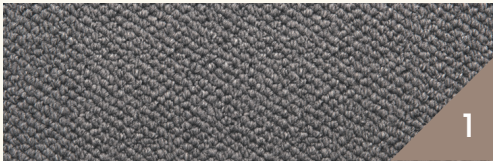


Artist Impression

Internal Colour Scheme

Light Scheme

- 1. Carpet
- 2. Flooring
- 3. Laminate - Cabinets
- 4. Laminate - Feature Cabinets
- 5. Paint
- 6. Kitchen Stone Benchtop
- 7. Floor Tile
- 8. Splashback Wall Tile



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